

# REVISED SAN ANTONIO PLANNING COMMISSION AGENDA

☞ ?????? August 28, 2002 ☞?  
2:00 P.M.

Heriberto Herrera – Chairperson  
Susan M. Wright – Vice Chairperson  
Mitch E. Meyer – Chairperson Pro Tem  
Donald R. McCale III                      William R. Kingman  
Samuel Luna                                  James Darryl Byrd  
Hector F. Frausto                          Murray H. Van Eman

Work session **12:30 P.M.** “C” Room

?? **Briefing on the proposed Urban Land Institute Planning Study for the Southside initiative areas.**

?? Discussion of neighborhood plans and a presentation concerning the update and monitoring procedures for the Five- Year Plan. (Department of Planning)

?? Briefing Agenda Items, any of the attached items may be discussed. (D.S.D)

1. 2:00 P.M. - Call to Order, Council Chambers, Municipal Plaza Building

2. Roll Call

3. **PUBLIC HEARINGS**  
**PUDS:**

Council District  
Ferguson Map Grid

**02-008                      Enclave at Bulverde Creek                      10                      484 C-6, C-7**  
(On Bulverde Road, north of its intersection with Loop 1604)

**02-009                      Bulverde Ridge                      10                      484 B-6, D-7**  
(On Bulverde Road, north of its intersection with Loop 1604)

**PLATS:**

**020089                      Shults                      10                      583 E-4**  
(On the south side of Austin Highway at Meadow Lane)

THE MUNICIPAL PLAZA BUILDING IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE  
PARKING SPACES ARE LOCATED AT THE NORTH SIDE OF THE CITY HALL BUILDING.  
AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS  
FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY  
CALLING 207-7245 VOICE/TDD.

\*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

<b>020119</b>	<b>San Antonio Water Systems, Gus Eckert...</b>	<b>8</b>	<b>548 F-5</b>
	(On the north side of Gus Eckert Road, 300' northeast of Cinnamon Hill)		
<b>020141</b>	<b>Olmos Creek Office Building, Unit 2</b>	<b>8</b>	<b>515 D-8</b>
	(On the south side of Huebner Road, 886' west of Olmos Creek Drive)		
<b>020232</b>	<b>Skinner</b>	<b>10</b>	<b>551 A-1</b>
	(On the north side of Blue Ridge Lane, north of Skyblue Lane)		
<b>020287</b>	<b>Autumn Place</b>	<b>9</b>	<b>517 B-7</b>
	(On the southwest corner of Brookhollow Boulevard and Autumn Woods)		

## **CONSENT AGENDA**

### **PLATS SUBJECT TO PUBLIC HEARING:**

<b>4.</b>	<b>020089</b>	<b>Shults</b>	<b>10</b>	<b>583 E-4</b>
		(On the south side of Austin Highway at Meadow Lane)		
<b>5.</b>	<b>020119</b>	<b>San Antonio Water Systems, Gus Eckert...</b>	<b>8</b>	<b>548 F-5</b>
		(On the north side of Gus Eckert Road, 300' northeast of Cinnamon Hill)		
<b>6.</b>	<b>020232</b>	<b>Skinner</b>	<b>10</b>	<b>551 A-1</b>
		(On the north side of Blue Ridge Lane, north of Skyblue Lane)		
<b>7.</b>	<b>020287</b>	<b>Autumn Place</b>	<b>9</b>	<b>517 B-7</b>
		(On the southwest corner of Brookhollow Boulevard and Autumn Woods)		

### **OTHER CONSENT ITEMS:**

<b>8.</b>	<b>010538</b>	<b>The Heights at Westcreek, Phase IIB</b>	<b>OCL</b>	<b>611 E-2</b>
		(On the north side of Military drive, west of Westcreek Oaks)		
<b>9.</b>	<b>010586</b>	<b>Ventura Heights, Unit 1</b>	<b>OCL</b>	<b>586 A-2</b>
		(Near the southeast corner of Seguin Road and Beech Trails)		
<b>10.</b>	<b>020078</b>	<b>Dover, Unit 6</b>	<b>OCL</b>	<b>586 D-3</b>
		(At the southwest corner of Crestway and Ironmill Creek)		
<b>11.</b>	<b>020108</b>	<b>Spring Vistas, Unit 20</b>	<b>6</b>	<b>612 C-2</b>

(Along the southern extension of Granite Cliff Street)

- |            |               |   |            |                |
|------------|---------------|---|------------|----------------|
| <b>12.</b> | <b>020137</b> | <b>Sunset, Unit 6</b><br>(On the east side of Pue Road at Shady Meadows)                        | <b>OCL</b> | <b>612 D-8</b> |
| <b>13.</b> | <b>020206</b> | <b>Oak Hill Park Estates</b><br>(On the west side of Fredericksburg, south of Cliff Oaks Drive) | <b>8</b>   | <b>581 C-2</b> |
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**EDWARDS RECHARGE ZONE:**

- |            |               |  |           |                     |
|------------|---------------|--|-----------|---------------------|
| <b>14.</b> | <b>02-008</b> | <b>Enclave at Bulverde Creek PUD</b><br>(On Bulverde Road, north of its intersection with Loop 1604)   | <b>10</b> | <b>484 C-6, C-7</b> |
| <b>15.</b> | <b>020173</b> | <b>Enclave at Bulverde Creek, Phase-I...</b><br>(Along the eastern extension of Bulverde Parkway, within the Enclave at Bulverde Creek Planned Unit Development) | <b>10</b> | <b>484 C-6, C-7</b> |
| <b>16.</b> | <b>02-009</b> | <b>Bulverde Ridge PUD</b><br>(On Bulverde Road, north of its intersection with Loop 1604)  | <b>10</b> | <b>484 B-6, D-7</b> |
| <b>17.</b> | <b>020174</b> | <b>Bulverde Ridge, Phase I</b><br>(On the north and south side of Canyon Parkway at Latris Lane)   | <b>10</b> | <b>484 C-7</b>      |
| <b>18.</b> | <b>020180</b> | <b>B.R.P. South Road</b><br>(On the east side of Bulverde Road, north of Loop 1604)  | <b>10</b> | <b>484 B-7</b>      |
| <b>19.</b> | <b>020181</b> | <b>B.R.P. North Road</b><br>(On the east side of Bulverde Road, 11918' north of Loop 1604)   | <b>10</b> | <b>484 B-7</b>      |
| <b>20.</b> | <b>020085</b> | <b>Carriage Hills, Phase IV PUD</b><br>(On the north side of DeZavala Road, approximately 494' west of Babcock Road)   | <b>8</b>  | <b>484 C-7</b>      |
| <b>21.</b> | <b>020141</b> | <b>Olmos Creek Office Building, Unit 2</b><br>(On the south side of Huebner Road, 886' west of Olmos Creek Drive)  | <b>8</b>  | <b>515 D-8</b>      |
| <b>22.</b> | <b>020159</b> | <b>Ridge at Hardy Oaks</b><br>(On the east side of Hardy Oak Blvd., approximately 131' south of Majestic Grove Street)   | <b>9</b>  | <b>482 E-3</b>      |
| <b>23.</b> | <b>020202</b> | <b>Sonterra Professional Building</b><br>(On the south side of Sonterra Boulevard, east of Hardy Oaks)   | <b>8</b>  | <b>517 A-2</b>      |
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**DEFERRALS:**

- 24. 020351 Shweiki 9 551 C-7**  
 (On the northwest side of Botts Lane, approximately 385' southwest of Ceegee Street)

**INDIVIDUAL CONSIDERATION****PLATS:**

- 25. 020135 Gatica (Plat deferral appeal) 6 579 D-8**  
 (On the northwest corner of Van Ness Drive and Stedwick Drive)
- 26. 010542 Ventura Heights Commercial, Unit 1 (Variance) OCL 586 B-3**  
 (On the south side of Seguin Road [FM 78], approximately 2034' east of Beech Trail)
- 27. 020241 Provident Crossing (Variance) 10 584 A-3**  
 (On the south side of Austin Highway, approximately 368' west of Harry Wurzbach Road)
- 28. 020203 Abundant Life Church of God 10 651 C-7**  
 (On the northwest corner of S.E. Military Drive and South Presa Street)

**SPECIAL PROJECTS:**

- 29. S.P. No. 1040** Public hearing and consideration of a request to close, vacate and abandon an improved alley public right-of-way between South Hackberry and South Olive Streets (Department of Asset Management)
- 30. S.P. No. 1049** Consideration of a request for a license to use an unimproved portion of public right-of-way at the intersection of Maple Park Drive and De Zavala Road for the purpose of landscaping (Department of Asset Management)
- 31. S.P. No. 1051** Consideration of a request for the City of San Antonio to declare as surplus and sell a 0.1095-acre (4,744 square foot) tract of real property located at 1614 Sherman within NCB 1307 (Department of Asset Management)
- 32. S.P. No. 2001-06** Public hearing and consideration of a request to close, vacate and abandon an improved portion of McLaughlin Street between New Laredo Highway and Kelsey Avenue for the future site of Fire Station No. 25 (Department of Asset Management)

**OTHER ITEMS:**

33. Public hearing and consideration of a resolution amending the text contained in the Downtown Neighborhood Plan, a component of the City's Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, § 35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Department of Planning) *Please note that this item has been continued from the August 14, 2002 public meeting of the San Antonio Planning Commission.*
34. Public hearing and consideration of a resolution amending approximately 4.3 acres of the Land Use Plan contained in the Northwest Community Plan, a component of the City's Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, § 35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Department of Planning)
35. Consideration and approval of a resolution for the appointment of planning commission members and a chairperson to the Land Development Services Committee. (DSD)
36. Citizens to be Heard.
37. Approval of the minutes for August 14, 2002.
38. Director's report.
39. Questions and Discussion
40. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
41. **ADJOURNMENT.**  
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